| 120.0 | 0006 | 0001.A | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 792,900 / 792,900 |
| | | | | | USE VALUE: | 792,900 / 792,900 |
| | | | | | ASSESSED: | 792,900 / 792,900 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 271 | | RIDGE ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | P&M CARUSO FAMILY LLC |
| Owner 2: | C/O PAUL CARUSO |
| Owner 3: | |
| Street 1: | 63 MORNINGSIDE DRIVE |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: N |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | CARUSO PAUL TR - |
| Owner 2: | - |
| Street 1: | 63 MORNINGSIDE DRIVE |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains 9,176 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1960, having primarily Vinyl Exterior and 1868 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 9176.000 | 306,200 | | 486,700 | 792,900 |
| Total Card | 0.211 | 306,200 | | 486,700 | 792,900 |
| Total Parcel | 0.211 | 306,200 | | 486,700 | 792,900 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 424.46 | /Parcel: 424.4

## Legal Description

| Entered Lot Size | |
|---|---|
| Total Land: | |
| Land Unit Type: | |

| User Acct | 77525 |
|---|---|
| GIS Ref | |
| GIS Ref | |
| Insp Date | 10/04/18 |

!9308!

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID: 120.0-0006-0001.A

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 306,200 | 0 | 9,176. | 486,700 | 792,900 | 792,900 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 268,300 | 0 | 9,176. | 486,700 | 755,000 | 755,000 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 268,300 | 0 | 9,176. | 417,200 | 685,500 | 685,500 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 268,300 | 0 | 9,176. | 389,400 | 657,700 | 657,700 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 268,300 | 0 | 9,176. | 333,700 | 602,000 | 602,000 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 244,300 | 0 | 9,176. | 299,000 | 543,300 | 543,300 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 244,300 | 0 | 9,176. | 276,700 | 521,000 | 521,000 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 244,300 | 0 | 9,176. | 263,900 | 508,200 | 508,200 | | 12/13/2012 |

## PRINT

| Date | Time |
|---|---|
| 12/10/20 | 23:48:18 |

## LAST REV

| Date | Time |
|---|---|
| 01/23/19 | 15:32:16 |
| apro | |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9308

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| CARUSO PAUL TR, | 58791-367 | | 3/30/2012 | Convenience | 99 | No | No | | Address changed from 275 Ridge to 271 Ridge 5 |
| | 13017-686 | | 1/1/1901 | Family | | No | No | | N |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 77525 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 4/22/1998 | 218 | Manual | 1,950 | | | | | REROOF |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 10/4/2018 | MEAS&NOTICE | BS | Barbara S |
| 6/12/2009 | Meas/Inspect | 189 | PATRIOT |
| 11/13/2000 | Hearing Chag | 189 | PATRIOT |
| 4/14/2000 | Inspected | 263 | PATRIOT |
| 2/17/2000 | Measured | 268 | PATRIOT |
| 8/1/1991 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 9176 | | Sq. Ft. | Site | | 0 | 70. | 0.76 | 4 | | | | | | | | | 486,699 | | | | | | 486,700 | |

Total AC/HA: 0.21065 | Total SF/SM: 9176 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 486,699 | Spl Credit | Total: 486,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 18 - Raised Ranch | | |
| Sty Ht: | 1 - 1 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | 8 - Brick Veneer | 12 | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | WHITE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1960 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 1 - Drywall | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | 2 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | 2 | Rating: | Average |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 2 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | 2 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV - Average | 31. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| Total: | | 31 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 95.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 1.00349963 |
| Adj $ / SQ: | 128.699 |
| Other Features: | 132000 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 443698 |
| Depreciation: | 137546 |
| Depreciated Total: | 306151 |

## COMMENTS

PDAS. Address change from 275 Ridge St. as indicated on deed..

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 6 | BRs: | 3 | Baths: | 1 | HB | |
|---|---|---|---|---|---|---|---|---|

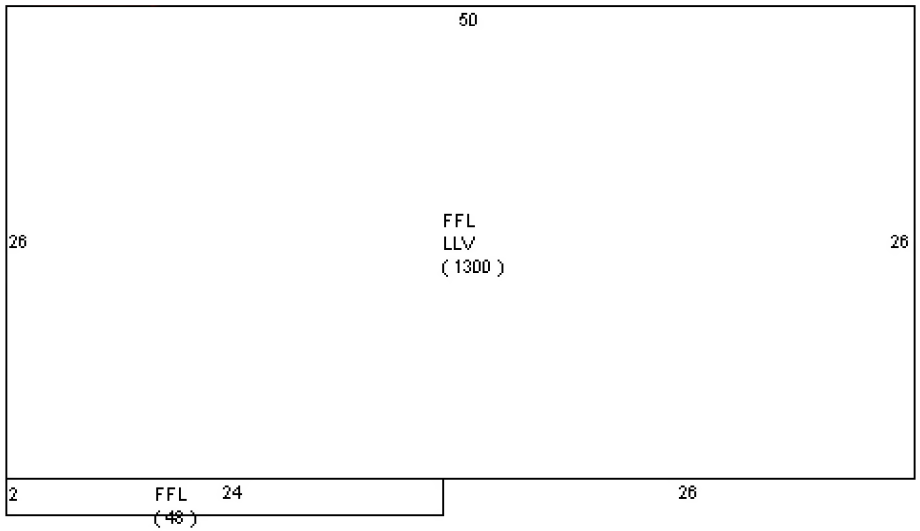
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 3 | |
| Totals | | | |
| 1 | 6 | 3 | |

## SKETCH




## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| WtAv$/SQ: | | AvRate: | | Ind.Val | |
|---|---|---|---|---|---|

| Juris. Factor: | | Before Depr: | 141.57 |
|---|---|---|---|
| Special Features: | 0 | Val/Su Net: | 115.63 |
| Final Total: | 306200 | Val/Su SzAd | 227.15 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,348 | 128.700 | 173,486 |
| LLV | Lower Level | 1,300 | 75.290 | 97,875 |

| Net Sketched Area: | 2,648 | Total: | 271,361 |
|---|---|---|---|

| Size Ad | 1348 | Gross Are | 2648 | FinArea | 1868 |
|---|---|---|---|---|---|

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| LLV | 100 | FLA | 40 | C | |

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

120.0-0006-0001.A

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc